GL Hearn
Part of Capita Real Estate

Eastleigh Borough Council
Five Year Housing Land Supply Position Statement

On behalf of Eastleigh Borough Council

September 2017

Prepared by

GL Hearn Limited
280 High Holborn
London WC1V 7EE

T +44 (0)20 7851 4900
glhearn.com

Contents

Section		Page
1	INTRODUCTION	3
2	CALCULATION OF THE FIVE YEAR HOUSING LAND SUPPLY POSITION	4

List of Tables

TABLE 1: FIVE YEAR SUPPLY POSITION (1ST JULY 2017 – 30TH JUNE 2022) 4

Appendices

APPENDIX A: SMALL SITES – OUTSTANDING PLANNING PERMISSIONS 6

APPENDIX B: LARGE SITES – OUTSTANDING PLANNING PERMISSIONS 13

APPENDIX C: LARGE SITES – RESOLUTION TO GRANT PLANNING PERMISSION 20

APPENDIX D: LARGE SITES – DEVELOPMENTS UNDER NEGOTIATION 23

1 INTRODUCTION

1.1 GL Hearn has been appointed by Eastleigh Borough Council to advise the Council on its housing supply position. This document has been prepared to provide a summary of the five year land supply position in Eastleigh Borough using a base date of 1st July 2017. It draws upon the most recent evidence of housing completions, and up-to-date intelligence on the likely delivery of new housing.

1.2 Eastleigh Borough Council Cabinet resolved on 14th July 2016 to use a new interim target of 630 dwellings per annum for the Borough, taking account of the latest evidence on housing need and findings from a recent appeal in respect of land at Bubb Lane[1]. A further Inspector in the Land to the north west of Boorley Green Inquiry[2] found this to be a reasonable judgement on the evidence. This represents the Borough's objectively-assessed housing need based on the information currently available.

1.3 This document sets out the latest position on housing supply. It uses the figures for completions recorded by 30th June 2017, with recent information on supply received from developers and site promoters. It therefore adopts a base date for the five year land supply calculation of 1st July 2017, and considers a five year period from this point to 30th June 2022.

1.4 It should be noted that in a recent appeal in respect of Land to the south of Mallards Road[3], the Inspector found that the Council was able to demonstrate a five year supply of housing land. The five year land supply position will be updated as and when the position is reviewed in accordance with future needs, including any future planning appeals.

[1] Appeal Ref: APP/W1715/W/15/3063753
[2] Appeal Ref APP/W1715/W/15/2130073
[3] Appeal Ref APP/W1715/W/16/3156702

2 CALCULATION OF THE FIVE YEAR HOUSING LAND SUPPLY POSITION

2.1 Tables 1 presents Eastleigh Borough Council's Five Year Housing Land Supply Position based on the 'Sedgefield' Approach with the 20% buffer applied to the housing requirement and shortfall.

Table 1: Five Year Supply Position (1st July 2017 – 30th June 2022)

	Housing Requirement 1st July 2017 - 30th June 2022	Eastleigh Borough
a	Objectively Assessed Housing Need: Dwellings per annum, 2011-36	630
b	Total Objectively Assessed Need for 1st July 2017 - 30th June 2022	3,150
	Shortfall in housing provision 1st April 2011 - 30th June 2017	
c	Dwellings required between 1st April 2011 and 30th June 2017	3,938
d	New dwellings completed, 1st April 2011 and 30th June 2017	2,383
e	Shortfall during period 1st April 2011 and 30th June 2017 (c - d)	1,555
f	20% Buffer for persistent under-delivery (b + e)*20%	941
g	**Total housing requirement for period from 1st July 2017 - 30th June 2022 (b + e + f)**	**5,645**
h	Annual requirement over the period 1st July 2017 - 30th June 2022 (g / 5)	1,129
	Housing Supply 1st July 2017 - 30th June 2022	
i	Net outstanding planning permissions for small sites (1-9 units) expected to be built by 30th June 2022 (discounted by 4% for lapses)	203
j	Net outstanding planning permissions for large sites (10 or more units) expected to be built by 30th June 2022	4,013
k	Sites with a Resolution to Grant Planning Permission that are expected to be built by 30th June 2022	1,261
l	Sites in Planning under Negotiation expected to be built by 30th June 2022	290
m	Windfall allowance Years 3 - 5 (incl. 10% discount) (58 dwellings x 3 years)	174
n	**Expected supply for the period 1st July 2017 - 30th June 2022 (i+j+k+l+m)**	**5,911**
o	**Housing Land Supply Position over period 1st July 2017 - 30th June 2022 (n-g)**	**295**
p	**Supply in Years (n / h)**	**5.26**

2.2 Eastleigh Borough Council is currently able to demonstrate 5.26 years' worth of housing land supply in accordance with the NPPF.